

EXHIBIT B

W 26292

LAND DESCRIPTION

A parcel of filled and unfilled tide and submerged land in the Pacific Ocean, Ventura County, California, adjacent to a portion of Section 17, T3N, R24W, SBM, as shown on the official township plat approved November 9th, 1871, being more particularly described as follows:

COMMENCING at the most northerly corner of Sea Cliff Beach Colony, "Parcel A" as shown on Record of Survey book 37, page 96 in Official Records of Ventura County, also being a point on the northwesterly line of a 60 foot right-of-way, thence along the northwesterly and westerly boundary of Sea Cliff Beach Colony S 50° 30' 59" W 175.40 feet; thence S 14° 28' 53" W 40.77 feet; thence leaving said boundary S 56° 19' 32" W 23.49 feet to a point on the ordinary high water mark of 1970 also being the POINT OF BEGINNING; thence along said ordinary high water mark the following nine (10) courses:

- 1) S 35° 40' 31" E 238.46 feet;
- 2) S 30° 13' 23" E 84.49 feet;
- 3) S 37° 53' 32" E 198.44 feet;
- 4) S 37° 09' 23" E 96.26 feet;
- 5) S 49° 25' 24" E 269.23 feet;
- 6) S 47° 18' 37" E 225.90 feet;
- 7) S 46° 06' 39" E 160.09 feet;
- 8) S 38° 14' 20" E 193.14 feet;
- 9) S 32° 55' 10" E 192.67 feet;
- 10) S 27° 31' 22" E 16.89 feet to the ordinary high water mark of 2006;

thence along said ordinary high water mark of 2006 S 39° 57' 20" E 117.03 feet; thence S 37° 19' 25" E 87.28 feet; thence S 39° 39' 15" E 155.60 feet to the southeasterly line of "Parcel B" as shown on said record of survey; thence along said line S 48° 52' 21" W 5.92 feet; thence leaving said line and along the following seventeen (17) courses:

- 1) N 39° 16' 05" W 324.45 feet;
- 2) N 41° 49' 43" W 153.59 feet;
- 3) N 39° 54' 07" W 86.24 feet;
- 4) N 33° 38' 06" W 80.40 feet;
- 5) N 40° 51' 20" W 155.48 feet;
- 6) N 44° 22' 40" W 76.46 feet;
- 7) N 49° 22' 27" W 164.16 feet;
- 8) N 46° 10' 31" W 158.89 feet;
- 9) N 49° 47' 13" W 84.34 feet;
- 10) N 56° 15' 12" W 84.87 feet;
- 11) N 38° 39' 55" W 88.02 feet;
- 12) N 33° 48' 34" W 161.05 feet;
- 13) N 37° 23' 21" W 160.89 feet;
- 14) N 30° 53' 01" W 161.70 feet;

- 15) N 36° 41' 23" W 70.21 feet;
- 16) N 54° 13' 07" W 30.61 feet;
- 17) N 56° 19' 32" E 31.97 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portion thereof lying landward of the ordinary high water mark of said ocean.

BASIS OF BEARINGS is based on California Coordinate System NAD83, Zone 5. All distances are ground distances.

END OF DESCRIPTION

A portion of this description is based on proposed revetment design plans, therefore this land description is preliminary pending "as-built" drawing and verification.

Prepared 8/10/10 by the California State Lands Commission Boundary Unit

